Total Card / Total Parcel

APPRAISED:	1,003,700 / 1,003,700
USE VALUE:	1,003,700 / 1,003,700
ASSESSED:	1,003,700 / 1,003,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MESSURI MARY/TRUSTEE
Owner 2:	17 NORCROSS ST TRUST
Owner 3:	
Street 1:	34 COOLIDGE RD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	MESSURI AUGUSTINO-MARIA -
Owner 2:	-
Street 1:	34 COOLIDGE RD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .095 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1908, having primarily Vinyl Exterior and 3663 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4150.000	672,600		331,100	1,003,700

Total Card	0.095	672,600		331,100	1,003,700
Total Parcel	0.095	672,600		331,100	1,003,700

Source: Market Adj Cost   Total Value per SQ unit /Card: 274.01   /Parcel: 274.01

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0004-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	672,600	0	4,150.	331,100	1,003,700		Year end	12/23/2021
2021	105	FV	642,500	0	4,150.	331,100	973,600		Year End Roll	12/10/2020
2020	105	FV	642,500	0	4,150.	331,100	973,600	973,600	Year End Roll	12/18/2019
2019	105	FV	472,300	0	4,150.	300,000	772,300	772,300	Year End Roll	1/3/2019
2018	105	FV	472,300	0	4,150.	284,500	756,800	756,800	Year End Roll	12/20/2017
2017	105	FV	443,600	0	4,150.	248,300	691,900	691,900	Year End Roll	1/3/2017
2016	105	FV	443,600	0	4,150.	212,100	655,700	655,700	Year End	1/4/2016
2015	105	FV	396,400	0	4,150.	196,600	593,000	593,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MESSURI AUGUSTI	49205-94		3/30/2007	Family	1	No	No		
	17550-279		11/1/1986		260,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/27/2009	Measured	163	PATRIOT
10/31/2000	Hearing N/C	201	PATRIOT
2/28/2000	Mailer Sent		
2/25/2000	Measured	197	PATRIOT
8/18/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA   ___/___/___

Legal Description

User Acct	24725
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	11/01/18

!2912!

PRINT

Date	Time
12/29/21	22:15:20

LAST REV

Date	Time
04/02/19	14:52:52

apro

PAT ACCT.   2912

USER DEFINED

Prior Id # 1:	24725
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4150		Sq. Ft.	Site		0	64.	1.25	3				Easemen	-5					331,056						331,100	

Total AC/HA: 0.09527	Total SF/SM: 4150	Parcel LUC: 105	Three Fam.	Prime NB Desc ARLINGTON	Total: 331,056	Spl Credit	Total: 331,100

EXTERIOR INFORMATION

Field	Value
Type:	13 - Multi-Garden
Sty Ht:	3 - 3 Story
(Liv) Units:	3	Total: 3
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C - Average
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	3
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled	

BATH FEATURES

Field	Value	Rating
Full Bath	3	Average
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:		
A HBth:		
OthrFix:		

OTHER FEATURES

Field	Value	Rating
Kits:	3	Good
A Kits:		
Frpl:		
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	GD - Good	18.
Functional:		
Economic:		
Special:		
Override:		
Total:		18.6

CALC SUMMARY

Field	Value
Basic $ / SQ:	180.00
Size Adj.:	0.93665028
Const Adj.:	0.97990203
Adj $ / SQ:	165.209
Other Features:	156500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	826233
Depreciation:	153679
Depreciated Total:	672554

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	3
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 15		BRs: 6			Baths: 3		HB				

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

Field	Value
WtAv$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	
Special Features:	0
Final Total:	672600
Before Depr:	165.21
Val/Su Net:	134.14
Val/Su SzAd	183.62

SKETCH

OFP, ENT, 5, 5, 17, 7, 5, 27, 20, TFL SFL FFL BMT, 43, 5, 6, 5, 12, 14 OFP 5, 3 3, 10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,221	49.560	60,516
FFL	First Floor	1,221	165.210	201,720
SFL	Second Floor	1,221	165.210	201,720
TFL	Third Floor	1,221	165.210	201,720
OFP	Open Porch	95	33.190	3,153
ENT	ENTRY	35	25.870	905
Net Sketched Area:	5,014		Total:	669,734
Size Ad	3663	Gross Area	5014 FinArea	3663

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

035.0-0004-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE